

1. Bearings are referenced to a 143.133 acre tract, as recorded in Doc. No. 2020-155418, in the Deed Records of Denton County, Texas.

2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.

3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.

4. LEGEND  
 IRF - Iron Rod Found  
 C.M. - Controlling Monument  
 P.M.A.E. - Pond Maintenance Access Easement  
 P.U.E. - Public Utility Easement  
 S.E. - Sidewalk Easement  
 P.S.E. - Public Sidewalk Easement  
 --- Boundary line  
 --- Centerline  
 --- Floodplain  
 (M) - Block letter

5. Open Space Lot 1 Blk A, Lot 1 Blk F, Lots 14, 26 & 86 Blk J, Blocks R,S,T, & U are to be dedicated to and maintained by the HOA and that Lot 1 Blk X is dedicated to the City of Denton as a Park per PD Ordinance PD20-000IF.

6. The City of Denton has adopted the National Electrical Safety Code (The "CODE"). The code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.

7. Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.

8. Lots 27 and 28 Block J will not be issued building permits until such time the LOMR is approved.

9. A total of 89.5" dbh of Heritage trees, 6.5" dbh of Quality trees, and 814.5" dbh of Secondary trees are located within Lot 14 Block J and Lot 1 Block X. These trees are to be preserved as indicated on the tree survey. Any future grading, construction, demolition or disturbance that may impact trees shown as preserved in such a way as to cause damage is strictly prohibited.

10. The city reserves the right to specify a new or revised minimum finished floor elevation at the time of issuance of a building permit if new or more accurate information, as determined by the Floodplain Administrator, warrants the change. This minimum finished floor elevation shall apply to the building foundation, including basements, and electrical and mechanical equipment. Minimum lot and habitable space for lots within the 100-year base flood, abutting the 100-year base flood, or within 200 feet of the 100-year base flood shall be established as follows: For lots adjacent to a stream without Base Flood Elevations (BFE's) identified on the official FEMA Flood Insurance Rate Maps, any habitable structure shall have a finished floor elevation at least 18 inches above the 100-year base flood elevation based on fully developed conditions. This shall apply to all rivers or streams regardless of whether the 100-year floodplain is shown on the FEMA map. For lots adjacent to a stream with Base Flood Elevations (BFE's) identified on the official FEMA Flood Insurance Rate Maps any habitable structure shall have a finished floor elevation at least 18 inches above the 100-year base flood elevation based on fully developed conditions, or at least 30 inches above the FEMA Base Flood Elevation.

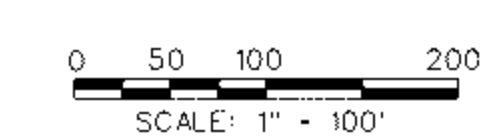
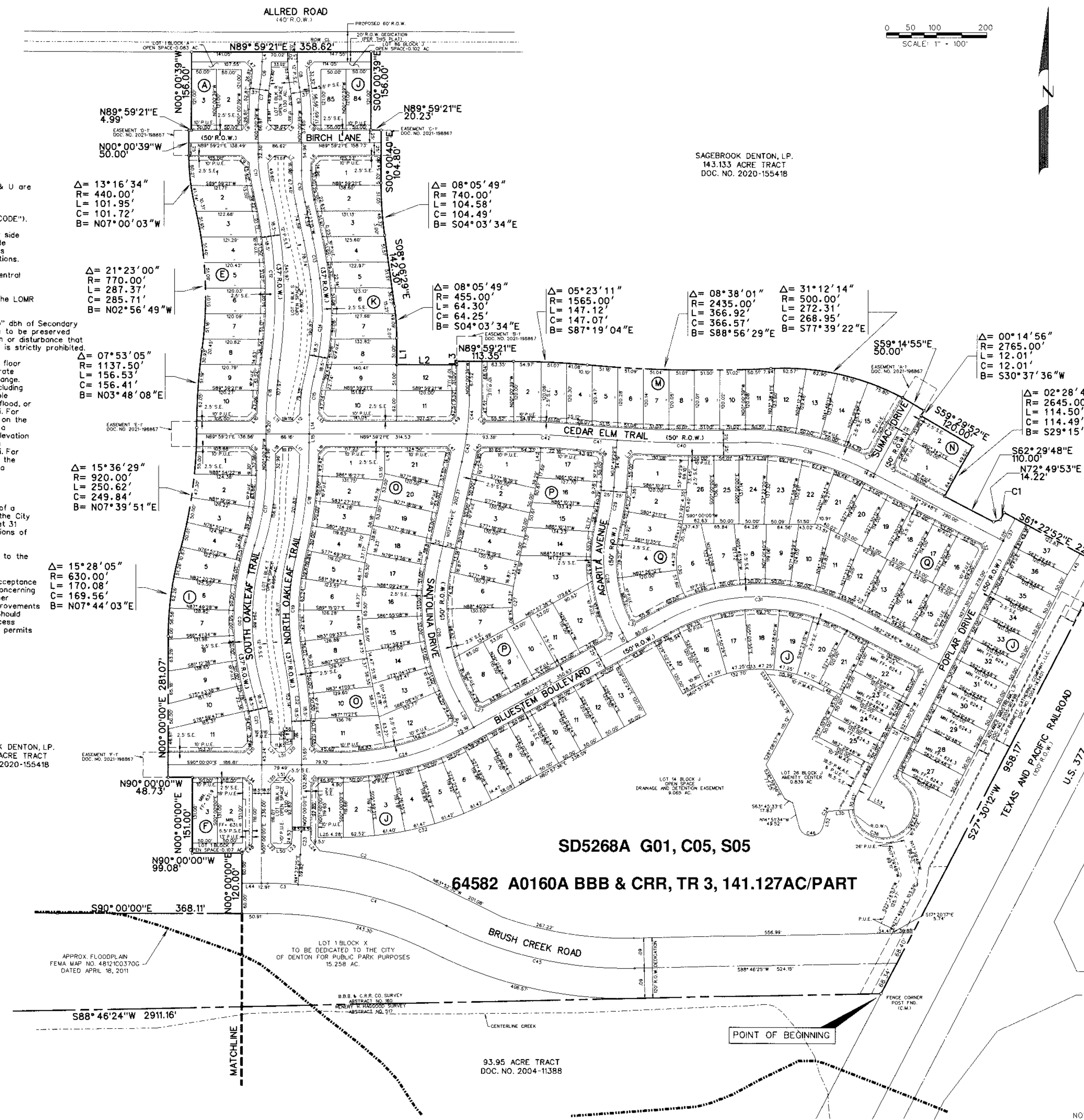
11. All buildings that require a minimum finished floor elevation due to vicinity of a FEMA floodplain requires a FEMA Elevation Certificate to be submitted to the City for review and approval prior to issuance of Certificate of Occupancy. Sheet 31 of CEP20-0074 shows the following depiction of the fully developed conditions of the 100-year WSE.

12. Lots 2 & 3 Block F are subject to minimum foundation requirements due to the regulatory floodplain.

13. Per DCC Section 8.2.4E, approval of this final plat shall not be deemed an acceptance of the proposed dedications and shall not impose any duty upon the city concerning the maintenance or improvement of any such dedicated parts until the proper authorities of the city have both given their written acceptance of the improvements and have actually appropriated the same by entry, use, or improvements. Should proposed dedications and roadways not be built, a secondary means of access must be dedicated by separate instrument prior to the issuance of building permits for these lots.

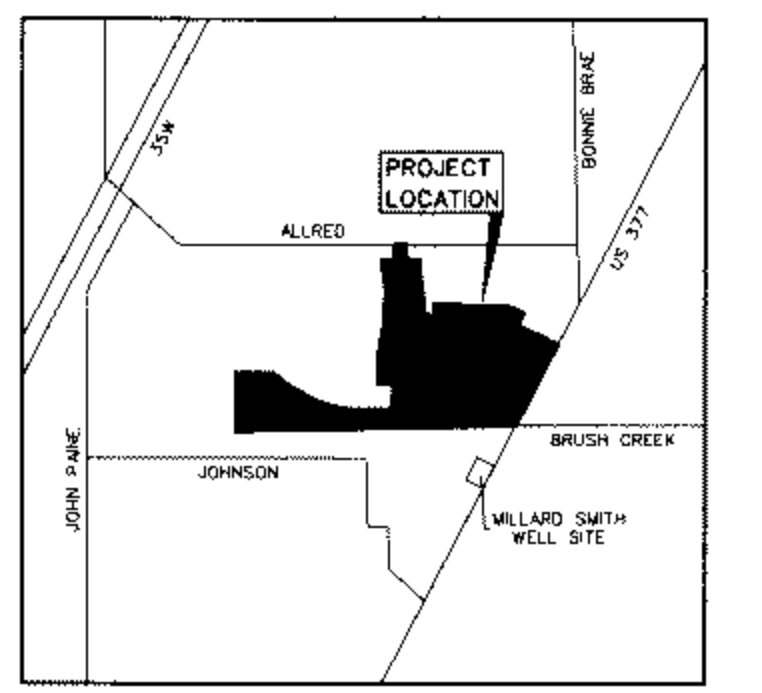
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 00°00'39"E	53.01'
2.	N 89°59'21"E	120.00'
3.	N 00°00'39"W	7.00'
4.	S 00°00'39"E	19.42'
5.	S 00°00'39"E	19.56'
6.	S 44°59'21"W	21.21'
7.	S 45°00'39"E	18.38'
8.	S 45°54'41"E	20.83'
9.	S 45°54'41"E	21.55'
10.	S 45°28'25"W	21.39'
11.	S 44°30'12"E	20.36'
12.	S 44°59'50"W	21.23'
13.	S 45°00'06"E	21.21'
14.	N 00°00'39"W	38.36'
15.	N 00°00'39"W	17.06'
16.	N 45°25'18"E	21.38'
17.	N 44°33'29"W	20.98'
18.	N 44°59'21"E	21.21'
19.	S 45°00'39"E	21.21'
20.	N 45°00'00"E	21.21'
21.	S 45°00'00"E	21.21'
22.	N 44°30'50"W	14.23'
23.	N 48°00'53"E	14.15'
24.	S 40°38'32"E	29.25'
25.	N 90°00'00"E	46.22'
26.	S 16°15'05"W	14.07'
27.	N 74°02'24"W	14.14'
28.	N 29°02'24"W	59.29'
29.	N 16°48'17"W	14.36'
30.	N 29°02'24"W	20.25'
31.	S 73°00'34"E	13.89'
32.	N 17°29'48"W	14.14'
33.	N 72°30'12"E	14.14'
34.	S 45°00'00"E	21.21'
35.	S 86°07'53"W	51.11'
36.	N 71°58'00"E	14.43'
37.	N 48°21'10"W	14.23'
38.	S 40°53'18"E	14.21'
39.	N 42°51'27"W	13.64'
40.	N 49°53'08"E	15.52'
41.	S 39°35'48"E	12.98'
42.	N 02°20'19"E	43.38'
43.	S 00°00'39"W	54.13'
44.	S 90°00'00"W	16.00'
45.	N 31°23'17"E	48.72'
46.	N 62°29'48"W	48.23'
47.	N 44°07'36"W	20.89'
48.	N 45°00'00"E	28.28'
49.	S 47°22'15"W	14.77'
50.	S 88°12'05"E	21.49'
51.	S 90°00'00"E	12.49'
52.	S 15°09'06"W	13.95'
53.	N 62°29'48"W	34.96'
54.	S 89°33'16"W	16.00'
55.	N 00°00'00"E	16.00'
56.	S 89°33'16"W	15.87'
57.	S 17°11'46"E	14.07'
58.	N 44°08'50"E	20.31'
59.	N 45°00'39"E	18.38'
60.	N 44°08'50"E	20.31'



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	00°22'04"	2525.00'	16.21'	16.21'	N08°27'28"E
2.	12°26'50"	181.00'	189.22'	189.22'	S16°51'29"E
3.	04°30'41"	800.00'	62.99'	62.98'	N87°44'39"W
4.	22°04'09"	800.00'	308.14'	306.24'	N74°27'14"W
5.	82°28'23"	20.50'	29.51'	27.03'	S13°43'59"E
6.	09°06'39"	284.49'	45.24'	45.19'	S04°32'41"W
7.	09°06'39"	314.00'	49.33'	49.38'	S04°32'41"W
8.	09°58'14"	293.00'	50.99'	50.92'	N04°59'46"W
9.	09°58'14"	306.50'	53.34'	53.27'	N04°59'46"W
10.	12°22'36"	293.50'	63.40'	63.28'	N06°11'57"W
11.	13°37'40"	301.50'	71.71'	71.54'	N06°48'29"W
12.	21°23'00"	908.50'	339.08'	337.10'	N02°56'49"W
13.	04°22'41"	1049.00'	80.18'	80.14'	N10°11'55"W
14.	22°31'31"	504.00'	198.14'	196.87'	N03°15'11"E
15.	14°31'33"	301.00'	76.31'	76.11'	N07°15'08"E
16.	07°45'20"	999.00'	135.22'	135.12'	N06°48'29"W
17.	11°16'07"	501.00'	151.03'	150.46'	N08°37'31"E
18.	13°07'54"	999.00'	228.36'	228.46'	N06°33'18"E
19.	24°17'22"	496.00'	210.27'	208.70'	N00°58'34"E
20.	34°48'01"	504.00'	306.12'	301.43'	N00°08'19"W
21.	17°32'20"	301.00'	92.14'	91.78'	N08°46'10"W
22.	11°10'07"	799.00'	155.75'	155.50'	N03°35'03"W
23.	04°23'25"	599.00'	45.90'	45.89'	N02°11'43"E
24.	29°02'24"	500.00'	253.42'	250.72'	N75°28'48"E
25.	24°13'49"	542.00'	229.21'	227.51'	N00°34'47"E
26.	41°44'06"	397.00'	289.18'	282.83'	N08°10'22"W
27.	22°15'07"	242.00'	53.99'	53.98'	N01°34'08"E
28.	42°49'54"	300.00'	224.27'	219.08'	N07°37'27"W
29.	09°58'01"	425.00'	73.93'	73.84'	N08°48'30"E
30.	42°38'54"	155.00'	115.38'	112.73'	N07°31'57"W
31.	56°32'37"	397.00'	391.79'	376.08'	N89°13'54"E
32.	29°02'24"	645.00'	326.92'	323.43'	N75°28'48"E
33.	56°32'37"	252.00'	248.69'	238.72'	N89°13'54"E
34.	22°53'16"	33.12'	13.23'	13.14'	N24°46'05"E
35.	37°43'50"	33.12'	22.44'	22.02'	S32°44'04"W
36.	99°44'29"	60.00'	272.54'	91.75'	N75°09'34"E
37.	01°08'07"	2500.00'	49.67'	49.67'	N28°04'21"E
38.	03°16'10"	2790.00'	159.21'	159.19'	N27°06'59"E
39.	29°28'41"	490.00'	252.10'	249.33'	S77°14'08"E
40.	05°42'48"	2580.00'	257.27'	257.16'	S89°07'05"E
41.	01°44'18"	2580.00'	78.27'	78.27'	S85°23'32"E
42.	05°11'55"	1420.00'	128.84'	128.80'	S87°24'41"E
43.	05°18'41"	602.00'	55.81'	55.79'	N10°02'21"E
44.	07°23'40"	602.00'	77.69'	77.64'	N03°41'10"E
45.	27°48'25"	800.00'	388.26'	384.46'	N77°19'23"W
46.	150°00'53"	25.54'	64.26'	47.42'	S89°46'00"W



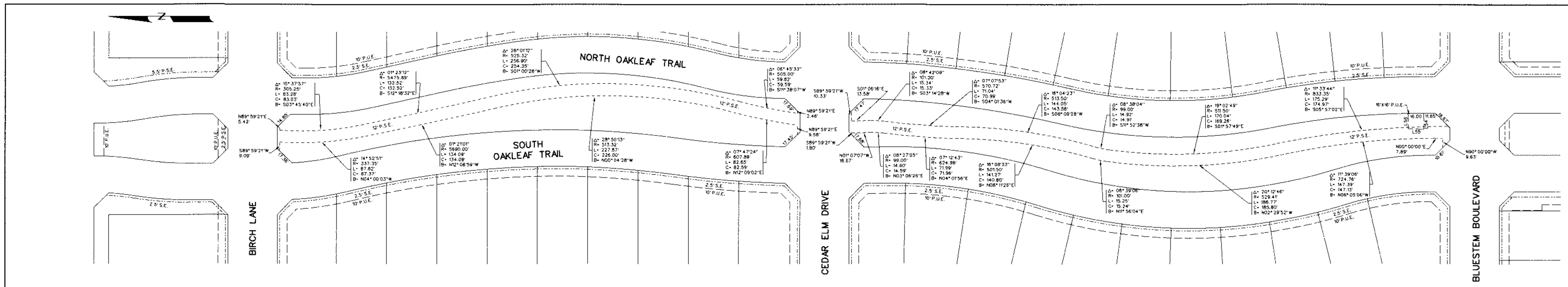
FINAL PLAT OF  
**SAGEBROOK PHASE I**  
 LOT 1-3, BLOCK A  
 LOTS 1-10, BLOCK E  
 LOTS 1-3, BLOCK F  
 LOTS 1-11, BLOCK I  
 LOTS 1-37, 84-86, BLOCK J  
 LOTS 1-12, BLOCK K  
 LOTS 1-15, BLOCK M  
 LOTS 1-2, BLOCK N  
 LOTS 1-21, BLOCK O  
 LOTS 1-17, BLOCK P  
 LOTS 1-26, BLOCK Q  
 LOT 1, BLOCK R  
 LOT 1, BLOCK S  
 LOT 1, BLOCK T  
 LOT 1, BLOCK U  
 LOT 1, BLOCK X  
 TOTAL LOTS 165  
 TOTAL RESIDENTIAL LOTS 155  
 TOTAL OPEN SPACE 10  
 TOTAL ACRES 64.340 (2,802,675.26 SQ.FT)  
 OUT OF THE  
**B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 160**  
 IN THE  
**CITY OF DENTON  
 DENTON COUNTY, TEXAS**

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 TBPE FIRM #5951  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 OWNER  
**SAGEBROOK DENTON, LP.**  
 218 WEST WALL STREET  
 GRAPEVINE, TEXAS 76051

Filed for Record in the Official Records of Denton County On: 11/18/2021 11:03:00 AM in the PLAT Records SAGEBROOK PHASE I Doc Number: 2021-429 Number of Pages: 3 Amount: 150.00 Order#: 2021118000348 By: CB

NOVEMBER 2021 SCALE: 1"=100'

FP20-0028



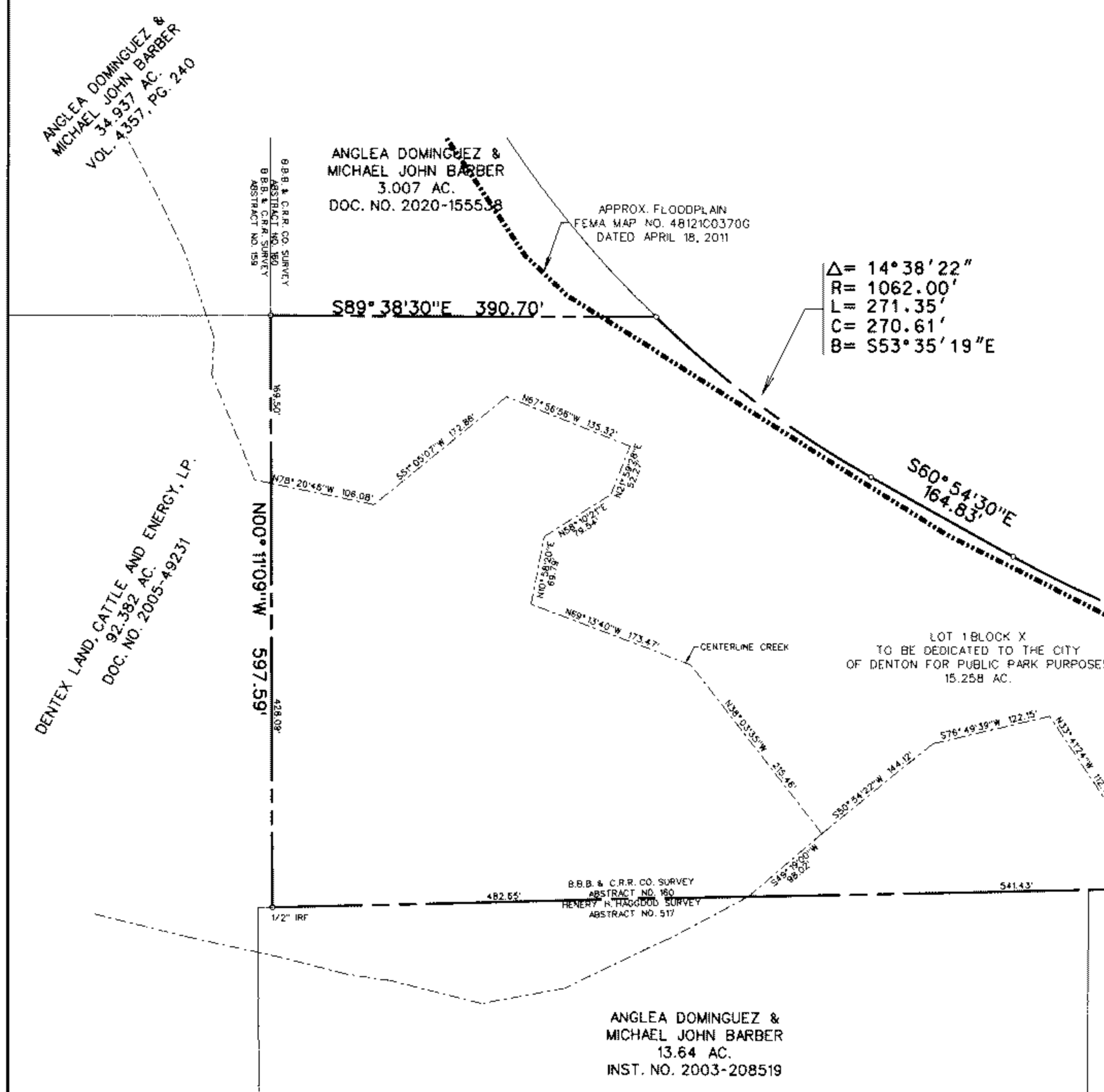
EASEMENT DETAIL  
SCALE 1"=50'

Block A	Block I	Block J	Block M	Block O	Block P	Block Q	
Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	
1 3654	9 8232	25 6000	1 7590	9 6877	12 8642	19 6042	
2 6180	10 7982	26 35919	2 6996	10 7185	13 14612	20 6042	
3 6050	11 10845	27 6000	3 6129	11 9710	14 7303	21 6515	
Block E		Block I		Block J		Block K	
Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	
1 7125	1 6042	29 6000	5 6139	13 7444	16 6551	23 8034	
2 6259	2 6733	31 6000	6 6130	14 7491	17 7605	24 7457	
3 6218	3 6670	32 6000	7 6124	15 6990	18 7905	25 6829	
4 6161	4 6674	33 6000	8 6121	16 6990	19 7940		
5 6129	5 6678	34 6000	9 6122	17 6990	20 7940		
6 6121	6 6682	35 6000	10 6122	18 6990	21 7940		
7 6136	7 6683	36 6000	11 6122	19 6990	22 7940		
8 6165	8 6000	37 6052	12 7418	20 8557	23 9134		
9 6145	9 6000	38 6059	13 7418	21 8557	24 9134		
10 7334	10 6000	39 6050	14 7418	22 8557	25 9134		
Block F		Block K		Block L		Block M	
Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	
1 4688	12 8000	1 8285	2 6090	3 6500	4 6838	5 6838	
2 6550	14 895499	2 8285	3 6090	4 6500	5 6838	6 6838	
3 6550	15 895499	3 8285	4 6090	5 6500	6 6838	7 6838	
Block I		Block N		Block O		Block P	
Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	Lot SF	
1 6745	17 7020	5 6260	2 6789	8 8206	15 6110		
2 6979	18 7020	6 6278	3 6489	9 8206	16 6042		
3 6888	20 7051	7 6645	4 6283	10 8095	17 6042		
4 6133	21 6000	8 6645	5 6283	11 8095	18 6042		
5 6921	22 6000	9 7455	6 6874				
6 7132	23 6000	10 7455	7 6874				
7 7333	24 6000	11 7347	8 6575				
8 7028	25 6000	12 6800					

\*Denotes HOA Lots

FINAL PLAT OF  
SAGEBROOK PHASE I  
LOT 1-3, BLOCK A  
LOTS 1-3, BLOCK E  
LOTS 1-11, BLOCK I  
LOTS 1-37, 84-86, BLOCK J  
LOTS 1-12, BLOCK K  
LOTS 1-15, BLOCK M  
LOTS 1-2, BLOCK N  
LOTS 1-21, BLOCK O  
LOTS 1-17, BLOCK P  
LOTS 1-26, BLOCK Q  
LOT 1, BLOCK R  
LOT 1, BLOCK S  
LOT 1, BLOCK T  
LOT 1, BLOCK U  
LOT 1, BLOCK X  
TOTAL LOTS 165  
TOTAL RESIDENTIAL LOTS 155  
TOTAL OPEN SPACE 10  
TOTAL ACRES 64.340 (2,802,675.26 SQ.FT)  
OUT OF THE  
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 160  
IN THE  
CITY OF DENTON  
DENTON COUNTY, TEXAS

FP20-0028



SAGEBROOK DENTON, LP.  
143.133 ACRE TRACT  
DOC. NO. 2020-155418

$\Delta = 14^\circ 38' 22''$   
R = 1062.00'  
L = 271.35'  
C = 270.61'  
B =  $553^\circ 35' 19''$ E

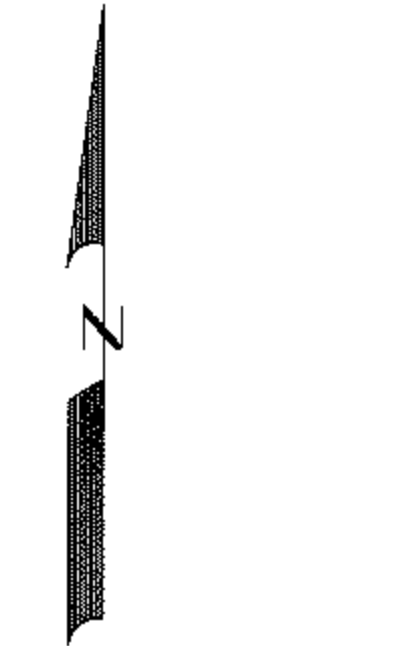
$\Delta = 29^\circ 05' 30''$   
R = 1060.00'  
L = 538.21'  
C = 532.45'  
B =  $575^\circ 27' 15''$ E

LOT 1 BLOCK X  
TO BE DEDICATED TO THE CITY  
OF DENTON FOR PUBLIC PARK PURPOSES  
15.258 AC.

APPROX. FLOODPLAIN  
FEMA MAP NO. 4812IC0370G  
DATED APRIL 18, 2011

ANGLEA DOMINGUEZ &  
MICHAEL JOHN BARBER  
13.64 AC.  
INST. NO. 2003-208519

ANGLEA DOMINGUEZ &  
MICHAEL JOHN BARBER  
93.95 AC.  
INST. NO. 2004-11388



SCALE: 1" = 100'

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPE FIRM #5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
OWNER  
SAGEBROOK DENTON, LP.  
218 WEST WALL STREET  
GRAPEVINE, TEXAS 76051

NOVEMBER 2021 SCALE: 1"=100'

Filed for Record  
in the Official Records of:  
Denton County  
On: 11/18/2021 11:03:00 AM  
In the PLAT Records  
SAGEBROOK PHASE I  
Doc Number: 2021-429  
Number of Pages: 3  
Amount: 150.00  
Order#: 2021118008348  
By: CB

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SAGEBROOK DENTON, LP., does hereby adopt this plat designating the herein described property as SAGE BROOK PHASE I, in the City of Denton County, Texas, and do hereby dedicate to the public use forever the street rights of way and public easements shown hereon.

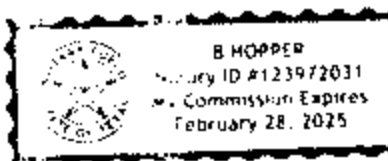
SAGEBROOK DENTON, LP.  
BY: SBD General LLC, its general partner

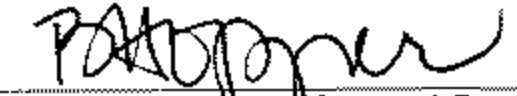
BY:   
Robert Betancur, Vice President

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State on this day personally appeared ROBERT BETANCUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF November, 2021.



  
Notary Public in the State of Texas  
My Commission Expires

LEGAL DESCRIPTION

WHEREAS, SAGEBROOK DENTON LP. is the owner of a tract of land situated in the B.B.B. & C.R.R. CO. Survey, Abstract No. 160, being part of a 143.133 acre tract, as described in Doc. No. 2020-155418 in the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING at a fence corner post found at the southeast corner of said 143.133 acre tract and being in the west line of Texas & Pacific Railroad (100' R.O.W.);  
THENCE, South 88° 46' 24" West, along the south line of said 143.133 acre tract, for a distance of 2911.16 feet, to a 1/2 inch iron rod found at the southwest corner of said 143.133 acre tract;  
THENCE, North 00° 11' 09" West, along the west line of said 143.133 acre tract, for a distance of 597.59 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, South 89° 38' 30" East, departing said west line, for a distance of 390.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 1062.00 feet, a central angle of 14° 38' 22";  
THENCE, along said curve to the left for an arc distance of 271.35 feet (Chord Bearing South 53° 35' 19" East 270.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;  
THENCE, South 60° 54' 30" East, for a distance of 164.83 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to left, having a radius of 1060.00 feet, a central angle of 29° 05' 30";  
THENCE, along said curve to the left for an arc distance of 538.21 feet (Chord Bearing South 75° 27' 15" East 532.45 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;  
THENCE, South 90° 00' 00" East, for a distance of 368.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 00° 00' 00" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 90° 00' 00" West, for a distance of 99.08 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 00° 00' 00" East, for a distance of 151.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 90° 00' 00" West, for a distance of 48.73 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 00° 00' 00" East, for a distance of 281.07 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 630.00 feet, a central angle of 15° 28' 05";  
THENCE, along said curve to the right for an arc distance of 170.08 feet (Chord Bearing North 07° 44' 03" East 169.56 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to left, having a radius of 920.00 feet, a central angle of 15° 36' 29";  
THENCE, along said curve to the left for an arc distance of 250.62 feet (Chord Bearing North 07° 39' 51" East 249.84 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 1137.50 feet, a central angle of 07° 53' 05";  
THENCE, along said curve to the right for an arc distance of 156.53 feet (Chord Bearing North 03° 48' 08" East 156.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 770.00 feet, a central angle of 21° 23' 00";  
THENCE, along said curve to the left for an arc distance of 287.37 feet (Chord Bearing North 02° 56' 49" West 285.71 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 440.00 feet, a central angle of 13° 16' 34";  
THENCE, along said curve to the right for an arc distance of 101.95 feet (Chord Bearing North 07° 00' 03" West 101.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;  
THENCE, North 00° 00' 39" West, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 89° 59' 21" East, for a distance of 4.99 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 00° 00' 39" West, for a distance of 156.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said 143.33 acre tract and being in Alred Road (Variable R.O.W.);  
THENCE, North 89° 59' 21" East, along the north line of said 143.133 acre tract and with said Alred Road, for a distance of 358.62 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, South 00° 00' 39" East, departing said lines, for a distance of 156.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 89° 59' 21" East, for a distance of 20.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, South 00° 00' 40" East, for a distance of 104.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 740.00 feet, a central angle of 08° 05' 49";  
THENCE, along said curve to the left for an arc distance of 104.58 feet (Chord Bearing South 04° 03' 34" East 104.49 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;  
THENCE, South 08° 06' 29" East, for a distance of 142.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 455.00 feet, a central angle of 08° 05' 49";  
THENCE, along said curve to the right for an arc distance of 64.30 feet (Chord Bearing South 04° 03' 34" East 64.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;  
THENCE, South 00° 00' 39" East, for a distance of 53.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 89° 59' 21" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 00° 00' 39" West, for a distance of 7.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 89° 59' 21" East, for a distance of 113.35 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1565.00, a central angle of 05° 23' 11";  
THENCE, along said curve to the right for an arc distance of 147.12 feet (Chord Bearing South 87° 19' 04" East 147.07 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 2435.00 feet, a central angle of 08° 38' 01";  
THENCE, along said curve to the left for an arc distance of 366.92 feet (Chord Bearing South 88° 56' 29" East 366.57 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 500.00 feet, a central angle of 31° 12' 14";  
THENCE, along said curve to the right for an arc distance of 272.31 feet (Chord Bearing South 77° 39' 22" East 268.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, South 59° 14' 55" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 2765.00 feet, a central angle of 00° 14' 56";  
THENCE, along said curve to the left for an arc distance of 12.01 feet (Chord Bearing South 30° 37' 36" West 12.01 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, South 59° 29' 52" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 2645.00 feet, a central angle of 02° 28' 49";  
THENCE, along said curve to the left for an arc distance of 114.50 feet (Chord Bearing South 29° 15' 44" West 114.49 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, South 62° 29' 48" East, for a distance of 110.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, North 72° 49' 53" East, for a distance of 14.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 2525.00 feet, a central angle of 00° 22' 04";  
THENCE, along said curve to the right for an arc distance of 16.21 feet (Chord Bearing North 28° 27' 28" East 16.21 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";  
THENCE, South 51° 22' 52" East, for a distance of 226.41 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 143.133 acre tract and said west line of Texas & Pacific Railroad;  
THENCE, South 27° 30' 12" West, along said east and west lines, for a distance of 958.17 feet, to the POINT OF BEGINNING and containing 64.335 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

  
WARREN L. CORWIN  
R.P.L.S. No. 4621



THE STATE OF TEXAS §  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 10th day of November, 2021.



  
NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS: THE PORTION OF BLOCK J, LOT 14, SHOWN ON THE PLAT, IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE HOA AND OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE DRAINAGE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL STORM SEWER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS AND HOA SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE HOA AND OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTIONS TO THE FLOW OF WATER, AFTER GIVING THE HOA AND OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND HOA AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOA AND OWNERS REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

APPROVED THIS 21st DAY OF April, A.D. 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS

  
PLANNING & ZONING COMMISSION CHAIRMAN

  
CITY SECRETARY



FINAL PLAT  
OF

SAGEBROOK  
PHASE I

- LOT 1-3, BLOCK A
- LOTS 1-10, BLOCK E
- LOTS 1-3, BLOCK F
- LOTS 1-11, BLOCK I
- LOTS 1-37, 84-86, BLOCK J
- LOTS 1-12, BLOCK K
- LOTS 1-15, BLOCK M
- LOTS 1-2, BLOCK N
- LOTS 1-21, BLOCK O
- LOTS 1-17, BLOCK P
- LOTS 1-26, BLOCK Q
- LOT 1, BLOCK R
- LOT 1, BLOCK S
- LOT 1, BLOCK T
- LOT 1, BLOCK U
- LOT 1, BLOCK X
- TOTAL LOTS 165

TOTAL RESIDENTIAL LOTS 155  
TOTAL OPEN SPACE 10  
TOTAL ACRES 64.340 (2,802,675.26 SQ.FT)

OUT OF THE  
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 160  
IN THE  
CITY OF DENTON  
DENTON COUNTY, TEXAS

FP20-0028

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPE FIRM #5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
OWNER  
SAGEBROOK DENTON, LP.  
218 WEST WALL STREET  
GRAPEVINE, TEXAS 76051  
NOVEMBER 2021

Filed for Record  
in the Official Records Of:  
Denton County  
On: 11/18/2021 11:03:00 AM  
in the PLAT Records  
SAGEBROOK PHASE I  
Doc Number: 2021-429  
Number of Pages: 3  
Amount: 150.00  
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By: CB